

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

August 15, 2006

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, August 15, 2006, at 8:30 a.m. at LeClaire Hearts Fieldhouse, 5120 W. 44th St., Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

| | |
|----------|---------------------|
| Present: | Sharon Gist Gilliam |
| | Hallie Amey |
| | Dr. Mildred Harris |
| | Michael Ivers |
| | Martin Nesbitt |
| | Bridget O’Keefe |
| | Carlos Ponce |
| | Mary Wiggins |
| | Sandra Young |

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|---------|---------------|
| Absent: | Earnest Gates |
|---------|---------------|

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Per Mr. Peterson, he had the pleasure and honor to lead the CHA float during the 77th Annual Bud Billiken Parade over the weekend. Mr. Peterson reminded everyone that summer was coming to a close and encouraged parents to make sure children attended the first day of school. Mr. Peterson continued by reminding parents that if they had moved to register their children early so they too could attend their first day at school. Mr. Peterson then spoke at length on the benefits of a good education for CHA children and the assistance and encouragement need from parents and the community at large.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session. Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session.

Commissioner Ivers then presented an Omnibus Motion to approve resolutions for Executive Items 1 thru 3.

Executive Item 1

RESOLUTION NO. 2006-CHA-113

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 4, 2006, requesting that the Board of Commissioners approves the Personnel Actions Report for July 2006.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for July 2006.

Executive Item 2

Commissioner O’Keefe recused from voting on the following resolution for Executive Session Item 2:

RESOLUTION NO. 2006-CHA-114

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 7, 2006, entitled “Authorization for Contract Award for Legal Services”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes execution of Legal Services Agreements with the law firms for the legal practice areas listed below in an aggregate amount not to exceed the annual appropriated budget for the Office of the General Counsel for the payment of fees for legal services. All contracts shall be in effect for two years or until legal services are completed, with a one (1) year option to extend:

Vendors

MBE/WBE

Group A General Litigation

| | |
|-------------------------------------------|---|
| Albert Whitehead | * |
| Burke Burns & Pinelli | * |
| Carol Coplan Babbitt | * |
| Cassiday Schade | |
| Chico & Nunes | * |
| Cremer, Kopon, Shaughnessy | |
| Deutsch Levy & Engel | |
| Duane Morris | |
| Franczek Sullivan | |
| Gonzalez, Saggio & Harlan | * |
| Hinshaw & Culbertson | |
| Holland & Knight | |
| Hubert Law Group | * |
| Jenner & Block | |
| Johnson, Jones, Snelling, Gilbert & Davis | |
| Laner, Muchin, Dombrow, Becker, Levin | |
| McGuire Woods | |
| McKenna Storer Rowe White & Farrug | |
| Moore, Strickland, & Whiteson-Owen | |
| Pretzel & Stouffer | |
| Pugh, Jones & Johnson & Quandt | * |
| Querry & Harrow | |
| Rothschild, Barry & Myers | |
| Segal McCambridge | |
| Shefsky & Froelich | |
| Skadden, Arps, Slate, Meagher & Flom | |
| Stanley Hill & Associates | * |
| Tribler Orpett & Meyer | |
| Ungaretti & Harris | |
| Varga, Berger, Ledsky, Hayes & Casey | |
| Vedder, Price, Kaufman | |

Wilson, Elser, Moskowitz, Edelman & Dicker
Winston & Strawn

Group B Personal Injury Litigation

| | |
|--------------------------------------------|---|
| Burke Burns & Pinelli | * |
| Cassiday Schade | |
| Cremer, Kopon, Shaughnessy | |
| Doherty & Progar | |
| Gonzalez, Saggio & Harlan | * |
| Hinshaw & Culbertson | |
| Hubert Law Group | * |
| McKenna Storer Rowe White & Farrug | |
| Moore, Strickland, & Whiteson-Owen | |
| Pretzel & Stouffer | |
| Pugh, Jones, Johnson & Quandt | * |
| Querry & Harrow | |
| Rothschild, Barry & Myers | |
| Tribler Orpett & Meyer | |
| Ungaretti & Harris | |
| Wilson, Elser, Moskowitz, Edelman & Dicker | |

Group C Forcible Entry Litigation

| | |
|---------------------------|---|
| Bryant & Associates | |
| Gonzalez, Saggio & Harlan | * |
| Hinshaw & Culbertson | |
| Sanford Kahn | |

Group D Workers' Compensation

| | |
|------------------------------------------|---|
| Cassiday Schade | |
| Doherty & Progar | |
| Gonzalez, Saggio & Harlan | * |
| Hinshaw & Culbertson | |
| Nyhan, Pfister, Bambrick, Kinzie & Lowry | |
| Querry & Harrow | |
| Roddy, Leahy, Guill & Zima | |

Group E Contract, Real Estate

| | | |
|----------------------------------|---|---|
| Albert Whitehead | * | |
| Applegate & Thorne-Thomsen | | |
| Ballard Spahr | | |
| Burke Burns & Pinelli | | * |
| Charity & Associates | * | |
| Chico & Nunes | * | |
| Deutsch Levy & Engel | | |
| Duane Morris | | |
| Gonzalez, Saggio & Harlan | * | |
| Greenberg Traurig | | |
| Hawkins Delafield & Wood | | |
| Hinshaw & Culbertson | | |
| Holland & Knight | | |
| Jenner & Block | | |
| Kutak Rock | | |
| Mayer, Brown, Rowe | | |
| Pugh, Jones, Johnson & Quandt | * | |
| Querrey & Harrow | | |
| Rothschild, Barry & Myers | | |
| Ungaretti & Harris | | |
| Vedder, Price, Kaufman | | |

Winston & Strawn

Group F Labor Negotiation

| | |
|---------------------------------------|---|
| Burke Burns & Pinelli | * |
| Duane Morris | |
| Hinshaw & Culbertson | |
| Holland & Knight | |
| Jenner & Block | |
| Laner, Muchin, Dombrow, Becker, Levin | |
| Pugh, Jones & Johnson & Quandt | * |
| Ungaretti & Harris | |
| Vedder Price Kaufman | |
| Winston & Strawn | |

Group G Ethics Counseling

| | |
|--------------------------------------|---|
| Gonzalez, Saggio & Harlan | * |
| Hubert Law Group | * |
| Jenner & Block | |
| Rothschild, Barry & Myers | |
| Ungaretti & Harris | |
| Varga, Berger, Ledsky, Hayes & Casey | |

Executive Item 3

RESOLUTION NO. 2006-CHA-115

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 7, 2006 requesting authorization to amend the contract amount for legal services provided by the law firm of Kutak Rock, LLP;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend Contract No. 9912 with Kutak Rock, LLP to increase the contract in an amount not to exceed \$400,000 in order to pay for legal fees and expenses.

The Motion to adopt resolutions for Executive Session Items 1 thru 3 was seconded by Commissioner Harris and the voting was as follows:

| | |
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| Ayes: | Sharon Gist Gilliam |
| | Hallie Amey |
| | Dr. Mildred Harris |
| | Michael Ivers |
| | Martin Nesbitt |
| | Bridget O’Keefe (<i>Recused from voting on ES Item 2</i>) |
| | Carlos Ponce |
| | Mary Wiggins |
| | Sandra Young |

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| Nays: | None |
|-------|------|

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented the report for the Tenant Services Committee. Per Commissioner Young the Tenant Services Committee Meeting was held on Wednesday, August 9, 2006 at 1:00 p.m. at the 626 W. Jackson Corporate offices. The Committee was presented with an update on Community Integration by Meghan Harte, Managing Director for Resident Services and representatives from The Community Builders. Myra King, Pauline Wesley and Crystal Palmer representing the Central Advisory Council presented the Committee with a report from the Flat Rent Committee.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 thru A7 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item A1)

In September 2004, the Board approved a two-year contract with three one-year extension options with the Spanish Coalition for Housing to operate three CHA Latino Site Offices and provide intake, marketing, and outreach services to the Latino community on behalf of the CHA, as required by the Latino Consent Decree. During the base contract term, Spanish Coalition assisted close to 10,000 people by providing them with a variety of services related to CHA and non-CHA assistance programs. The resolution for Item A1 approves the first option of Spanish Coalition's contract. Under the extension option, Spanish Coalition will continue to provide the aforementioned services and will conduct outreach activities and homeownership preparedness for affordable housing opportunities within the mixed-income developments, such as those that will be built as a result of the Lathrop redevelopment. Since the CHA is currently considering merging the services under this contract with some of the services that the Spanish Coalition for Housing provides under contract with CHAC, the Authority is seeking to exercise the first extension option for a period of only seven months.

RESOLUTION NO. 2006-CHA-116

WHEREAS, The Board of Commissioners has reviewed the memorandum dated August 7, 2006, titled "Authorization to exercise the first option of Contract No. 0673 with the Spanish Coalition for Housing for Marketing Outreach, and Intake Services to the Latino Population for CHA Programs,"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into the first option of the Contract No. 0673 ("Contract") with the Spanish Coalition for Housing to provide marketing, outreach, and intake services to the Latino population for the period of August 1, 2006 through February 28, 2007, and to increase the Contract's not-to-exceed compensation amount by \$297,966.00. The Contract's aggregate not-to-exceed compensation amount will be \$1,275,362.00.

(Item A2)

In September 2005, the CHA entered into a contract with Acculingua International to provide English-to-Spanish, as well as Spanish-to-English, translation and interpretation services, as required by the Latino Consent Decree. Under the Contract, Acculingua International translates key CHA documents and provides oral interpretation services at CHA public meetings, which affect or are intended for CHA residents, applicants, and potential applicants. The Contract was for a base term of one year with a not-to-exceed amount of \$90,000. The option term is for one-year and increases the not-to-exceed amount by \$70,000. Acculingua International has met all of its obligations as stipulated in the contract. Accordingly, the resolution for Item A2 approves exercising the one-year option contract with Acculingua International.

RESOLUTION NO. 2006-CHA-117

WHEREAS, the Board of Commissioners has reviewed the memorandum dated August 7, 2006, titled "Authorization to exercise the one-year option of Contract No. 5149 with Acculingua International, Inc. of IL D/B/A/ Inlingua for translation and interpretation services,"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to exercise the one (1) year extension option of Contract No. 5149 ("Contract") with Acculingua International, Inc. to provide translation and interpretation services for the period of September 1, 2006 through August 31, 2007, and to increase the Contract's not-to-exceed compensation amount by \$70,000.00. The Contract's aggregate not-to-exceed compensation amount will be \$160,000.00.

(Item A3)

In February 2002, the Board approved an intergovernmental agreement (IGA) between the CHA, the Housing Authority of Cook County, the Lake County Housing Authority, the Illinois Housing Development Authority and the Metropolitan Planning Council to establish the Regional Housing Initiative (RHI). RHI was created in order to stimulate the supply of rental housing across the metropolitan region for low-income families by pooling together Housing Choice Vouchers to establish project-based developments. The goal of the RHI program is to promote attractive mixed income housing development that meets community and regional needs, with particular focus on locations near jobs and public transit, design to promote efficiency, mixed income and strong management. The resolution for Item A3 approves a HAP Contract with Hispanic Housing Development Corporation to provide ten Project-Based Housing Choice Vouchers and approves the recommendation of the Regional Housing Initiative to allocate six Project-Based vouchers to the North Avenue Redevelopment project. The North Avenue Redevelopment project is located in the West Town Community of Chicago at 2634-54 West North Avenue in between Talman and Washtenaw. Located along one of Chicago's major thoroughfares a vacant building will be renovated while vacant land and two frame buildings will be improved with new construction of a 5 story apartment building. A total of 77 new units of affordable housing will be created. North Avenue Redevelopment Apartments will consist of affordable rental units targeting household incomes of not greater than 80% of the area median income. The development includes two distinct rental uses that will occur simultaneously; 24 units of family housing in a unique Lease-to-Own renovation and 53 units of "near elderly" housing for those 55 and older in a newly constructed 5-story building. The renovation phase of a vacant four story warehouse will result in a 24 unit apartment building for families with a mix of 1, 2, and 3 bedroom units. Phase I is the adaptive reuse of two underutilized buildings into rental housing. The buildings feature historic facades, high ceilings, and will include general lay-outs. One bedroom units will average 855 square feet and will rent from \$525-\$1000 for 40-80% of median income. Two bedroom units will average 1,126 square feet and will rent from \$825-\$1050 for 60-80% of median income. Three bedroom units will average 1,409 square feet and will rent from \$925-\$1200 for 60-80% of median income. The most important feature of this first phase is the opportunity of Hispanic Housing Corporation, as a not-for-profit, to purchase this property in the 15th year for "debt and exit taxes" and in turn sell these units to the residents as condominium units.

RESOLUTION NO. 2006-CHA-118

WHEREAS: the Board of Commissioners has reviewed Board letter dated August 7, 2006 requesting authorization to enter into a housing assistance payment contract ("HAP Contract") with the Hispanic Housing Development Corporation to provide ten (10) Project-Based Housing Choice Vouchers and approve the recommendation of the Regional Housing Initiative to allocate six (6) Project-Based vouchers to the North Avenue Redevelopment development, an affordable housing development:

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT: the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a housing assistance payment contract ("HAP Contract") with Hispanic Housing Development Corporation to provide Project-Based Housing Choice Voucher assistance for ten (10) units and approve the recommendation of the Regional Housing Initiative to allocate six (6) Project-Based vouchers in the North Avenue Redevelopment project, an affordable housing development, for the maximum allowable term, subject to any necessary HUD approvals.

THAT: the Chief Executive Officer or his designee is further authorized to take all actions and execute all documents necessary to implement the foregoing.

(Item A4)

In October 1999, the CHA embarked upon its Plan for Transformation. The Plan represents the largest reconstruction of public housing in the United States. In addition to rebuilding housing, the CHA has committed to provide access to opportunities for families impacted by the Plan to promote self-sufficiency. Customized Job Training Programs (CJT) and Transitional Job Training Programs (TJ) are considered best practices for individuals who have little or no work experience or who are not as advanced educationally. Accordingly, the CHA released a Request for Proposal in May 2006, to competitively solicit consulting services to provide comprehensive

job training services set in a real work environment that will lead to unsubsidized employment for CHA residents and relocatees. The solicitation was advertised in area newspapers in addition to CHA's website. Of the eight proposals received, it was determined that three firms were in the competitive range. All three firms made oral presentations and submitted Best and Final Offers after negotiations. After further evaluation and consideration of the Best and Final Offers, the evaluation committee determined that Jobs for Youth/OAI, Inc., Career Advancement Network and Heartland Human Care Services, Inc. had the best ability as well as providing the best overall economic value to provide the required services. The resolution for Item A4 therefore approves award of contact to the three mentioned firms.

RESOLUTION NO. 2006-CHA-119

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 7, 2006 entitled "Authorization to award three (3) contracts to provide Employment Training and Placement Programs for CHA residents and relocatees";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute contracts, each for a two (2) year base term and two (2) one-year option periods, with Jobs for Youth/OAI, Inc., in the amount of \$140,000.00, Career Advancement Network in the amount of \$240,000.00 and Heartland Human Care Services in the amount of \$616,000.00 to provide employment training and placement programs for CHA residents in an aggregate amount not-to-exceed \$996,000.00.

(Item A5)

The resolution for Item A5 approves a HAP Contract with the Davis Group to provide Project-Based Housing Choice Voucher assistance for fifty units in the Cleveland Towers development, a supportive housing development. As the Plan for Transformation and the City's Plan to End Homelessness progress, some families and individuals will have special needs that require more services than are available in public housing and emergency or transitional shelters. The Davis Group/Near West Side Community Development Corporation/Occam Capital Inc. will construct an all masonry structure at 800 N. Cleveland Avenue in the Kingsbury Park neighborhood which was formerly known as the Montgomery Ward corporate complex. The project consists of new construction of 107 rental apartment units for senior citizens ages 55 years and older. Including 4,100 sq ft of retail on the ground floor, and community room and fitness center on the second floor, the proposed development will be a 13-story, masonry structure located within a developing area adjacent to the Cabrini-Green public housing development in Chicago's Near North Side Community Area. The building will be a mixed-income development that will include 50 project-based voucher units for CHA residents, 32 Low-Income Housing Tax Credit units reserved for households with income below 60% of the area median, and 25 market-rate units that will be open to senior households without income-restrictions. . The total development cost of the project is \$13,689,163. The project is scheduled to start in October 2006 and conclude in October 2007.

RESOLUTION NO. 2006-CHA-120

WHEREAS: the Board of Commissioners has reviewed Board letter dated August 7, 2006 requesting authorization to enter into a housing assistance payment contract ("HAP Contract") with the Davis Group to provide fifty (50) Project-Based Housing Choice Vouchers to the Cleveland Towers development, a supportive housing development for seniors:

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT: the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a housing assistance payment contract ("HAP Contract") with the Davis Group to provide Project-Based Housing Choice Voucher assistance for fifty (50) units in the Cleveland Towers development, a supportive housing development, for the maximum allowable term, subject to any necessary HUD approvals.

THAT: the Chief Executive Officer or his designee is further authorized to take all actions and execute all documents necessary to implement the foregoing.

(Item A6)

According to Federal regulations, the CHA is required to maintain the Administrative Plan for Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs that outlines the rules and procedures necessary to administer the voucher program. The Administrative Plan is also used by the program administrator, CHAC, Inc., to ensure proper administration of the voucher program according to the policies set forth by this Board of Commissioners. The resolution for Item A6 approves revisions to the Administrative Plan based on modifications to the administrative procedures to the Housing Choice Voucher Program, and to bring the Administrative Plan into conformance with updates and amendments to the Federal regulations.

RESOLUTION NO. 2006- CHA-121

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 7, 2006 entitled “Approval of the Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners repeals and rescinds any and all previously adopted plans and resolutions related to the approval of such plan.

THAT, the Board of Commissioners adopts the revised Chicago Housing Authority Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs dated July 17, 2006 attached hereto as Exhibit A.

THAT, the revised Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs dated July 17, 2006 shall be effective August 15, 2006.

(Item A7)

The Neighborhood Technology Resource Center (NTRC) is using the existing facilities at the Family Investment Center to develop, market and conduct programs and curricula that focuses on preparing residents for employment in the information technology field. For the last two years, NTRC has been assessing the occupational skills of interested public housing residents, training residents in anticipation of job placement in information technology related employment and assisting residents in job placement efforts. NTRC has also been upgrading and maintaining the Authority’s The Right Moves Net web portal. To date, NTRC has provided the CHA with outstanding service and has performed all tasks required. Accordingly, the resolution for Item A7 approves contract amendment with NTRC for the period of November 1, 2006 through October 31, 2007.

RESOLUTION NO. 2006-CHA-122

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated August 7, 2006, entitled, “Authorization to exercise the option to extend contract No. 0691 with Neighborhood Technology Resource Center (NTRC) for Information Technology Training and Job Preparedness Services at the Family Investment Center (FIC)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an amendment extending Contract No. 0691 with NTRC (“Contract”) for the period of November 1, 2006 through October 31, 2007 to develop, market and conduct programs and curricula that focuses on preparing residents for employment in the information technology field at the Family Investment Center (FIC), and maintain and host the Authority’s The Right Moves

Net web portal for an amount not-to-exceed \$624,178.56, pursuant to the first extension option.

The Omnibus Motion to adopt resolutions for Items A1 through A7 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Martin Nesbitt
Bridget O’Keefe
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

In the absence of Commissioner Gates, Chairperson of the Operations Committee, Commissioner Ivers then presented the monthly report. Per Commissioner Ivers, the Operations and Facilities Committee Meeting was held on Wednesday, April 12, 2006 at approximately 1:50 p.m. at the 626 W. Jackson Corporate offices.

Commissioner Ivers then introduced an Omnibus Motion for the adoption of resolutions for Items B1 and B2 discussed, voted and recommended for Board approval by the Operations & Facilities Committee.

(Item B1)

The resolution for Item B1 approves award of three contracts for demolition of seven non-dwelling structures throughout CHA. These structures no longer serve a useful purpose and their demolition is needed as part of the ongoing Plan for Transformation. In May 2006, the Authority advertised an IFB in local newspapers, on the CHA website and also faxed solicitations to forty-nine firms, including ten MBE/WBE/DBE firms. The criteria for awarding contracts was based on the lowest individual bid for each of the five Site packages from responsive and responsible bidders. After reviewing the bids, the evaluation committee determined the lowest responsive and responsible bidders to be Brandenburg Industrial Service Company for Sites No. 4 and 5, Delta Demolition for Sites No. 1 and 2, and NF Demolition for Site No. 3.

RESOLUTION NO. 2006-CHA-123

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 9, 2006 entitled “Authorization to execute contracts with Brandenburg Demolition, Delta Demolition, and NF Demolition for Demolition of Non-Dwelling Building Structures.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute contracts with Brandenburg Industrial Service Company in the amount of \$281,169.00 to demolish the single non-dwelling structure included in the Site No. 4 package and the single non-dwelling structure included in the Site No. 5 package, and with Delta Demolition in the amount of \$608,000.00 to demolish the single non-dwelling structure included in the Site No. 1 package and the single non-dwelling structure included in the Site No. 2 package, and with NF Demolition in the amount of \$187,971.00 to demolish the three (3) non-dwelling structures included in the Site No. 3 package. The contracts shall take effect on the dates of the individual Notices to Proceed. The demolition of the buildings included in the Site Nos. 1, 2 and 4 packages is to be completed within one hundred twenty (120) calendar days of the Notice to Proceed. The demolition of the buildings included in the Site No. 3 package is to be completed within ninety

(90) calendar days of the Notice to Proceed. The demolition of the building included in the Site No. 5 package is to be completed within seventy-five (75) calendar days of the Notice to Proceed.

These awards are subject to each Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B2)

The resolution for Item B2 approves an Intergovernmental Agreement with the City Department of Planning and Development to utilize DPD for a TIF consultant to create a TIF Plan for the LeClaire Courts community. The Plan for Transformation has identified the LeClaire Courts and LeClaire Courts Extension as redevelopment areas. In order to effectively create a commercial and residential community redevelopment plan, a TIF study of LeClaire Courts, LeClaire Courts Extension, and community areas is necessary to determine the financial stability and enhanced tax potential of the land. The study will also highlight the community’s land use, needs and physical assessment. Once the TIF plan is complete, a master planning process will follow, continuing the redevelopment progress for LeClaire Courts, LeClaire Courts Extension, and the Cicero Avenue Corridor, north of Chicago’s Midway Airport. DPD’s solicitation for the TIF Planners was established to address the need to perform research and generate TIF plans in a timely and professional manner. The pool of planning consultants, expected to be approved by the City shortly, was competitively procured and is qualified to provide the required services.

RESOLUTION NO. 2006-CHA-124

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 7, 2006, requesting authorization to enter into an Intergovernmental Agreement with the City of Chicago Department of Planning and Development (DPD) to utilize DPD for a Tax Increment Finance (TIF) Consultant to create a TIF plan for the LeClaire Courts and LeClaire Courts Extension community.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City of Chicago Department of Planning and Development (DPD) to utilize DPD for a Tax Increment Finance (TIF) Consultant to create a TIF plan for the LeClaire Courts and LeClaire Courts Extension community for a not to exceed amount of \$150,000.00

The Omnibus Motion to adopt resolutions for Items B1 and B2 was seconded by Commissioner Ponce and the voting was as follows:

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| Ayes: | Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Michael Ivers Martin Nesbitt Bridget O’Keefe Carlos Ponce Mary Wiggins Sandra Young |
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| Nays: | None |
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner O’Keefe, Chairperson of the Finance & Audit Committee, then presented her monthly report. Per Commissioner O’Keefe, the Finance & Audit Committee Meeting was not held as Noticed due to a lack of quorum. However, the Committee was presented with the Treasury Report for the month of July 2006. .

Commissioner O’Keefe then introduced a Motion for approval of the resolution for Item C1:

(Item C1)

The resolution for Item C1 approves revisions to the Investment Policy. The revised Investment Policy provides updated and clarified guidelines and objectives for the operation of CHA's investment program. Major objectives include preservation of principal and implementation of sufficient liquidity requirements to meet anticipated operating expenditures. This revised policy includes the following specific modifications: changes Investment Committee meetings to a quarterly basis (more frequent if needed), provides for an annual presentation of duration and benchmarks to the Finance Committee and provides some technical corrections within the language/grammar arena.

RESOLUTION NO. 2006-CHA-125

WHEREAS, the Board of Commissioners has reviewed the Board letter dated August 7, 2006, Adoption of the Revised Investment Policy.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Revised Investment Policy is adopted.

THAT, the Chief Executive Officer and Chief Financial Officer are authorized to implement the above policy.

The Motion to adopt resolution for Item C1 was seconded by Commissioner Young and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Martin Nesbitt
Bridget O'Keefe
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted.

Commissioner O'Keefe then introduced a Motion for approval of the resolution for Item C2:

(Item C2)

The CHA is continuously working to ensure that the policies, procedures and processes are in place to meet its managerial needs as well as federal, state, and local laws and regulations. The CHA's MAP Department works in conjunction with other CHA departments to provide policy and procedure development and analysis to the CHA. These projects are often simultaneous and are required on an aggressive timeline due to legislative deadlines, agency need, and departmental workflow. During the past year, Vantage Solutions has provided the CHA with exemplary service and has performed all tasks expected. Responsibilities have included training and development in public housing policies and procedures, creating training curriculum and delivery of training for the Senior Housing Designated Plan, as well as conducting training for CHA staff, residents and property managers on Admissions and Continued Occupancy Policy, the Lease and Pet Policy. Vantage Solutions is ready and willing to provide consultant services to the MAP Department for the contract option term, under the same terms and conditions as provided in the Contract. Accordingly, the resolution for Item C2 approves extension of contract with Vantage Solution.

RESOLUTION NO. 2006-CHA-126

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 7, 2006 entitled "Authorization to Extend Contract No. 5123 with Vantage Solutions for Consultant Services for Training Development and Delivery Services on CHA Policies and Procedures."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an amendment extending Contract No. 5123 with Vantage Solutions (the “Contract”) pursuant to an extension option for a six month period to provide training development and delivery services on CHA policies and procedures to the CHA and to increase the not-to-exceed amount of the contract by \$32,000. The total not-to-exceed Contract amount shall be \$117,000.

The Motion to adopt resolution for Item C2 was seconded by Commissioner Young and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Martin Nesbitt
Bridget O’Keefe
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted. The Finance and Audit Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b: Sharon Gist Gilliam
Chairperson

s/b: Lee Gill, Custodian and
Keeper of Records